

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address RICHARD H. GOLUBOW – State Bar No. 160434 rgolubow@wghlawyers.com WINTHROP GOLUBOW HOLLANDER, LLP 1301 Dove Street, Suite 500 Newport Beach, CA 92660 Telephone: (949) 720-4100 Facsimile: (949) 720-4111 General Insolvency Counsel for Don and Susan Kojima, Debtors and Debtors-in-Possession <input type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: DON TERUO KOJIMA and SUSAN LORRAINE KOJIMA, Debtors and Debtors-in-Possession. Debtor(s).	CASE NO.: 8:21-bk-11352-TA CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 04/13/2022	Time: 10:00 am
Location: Courtroom 5B located at 411 West Fourth Street, Santa Ana, California 92701	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 03/30/2022

Description of property to be sold:

Single-family residence located at 7 Shoreridge, Newport Coast, California 92657 ("Property")

Terms and conditions of sale:

Sale of the real property consisting of the to River Rock, LLC, a Nevada limited liability company ("Buyer"), for the purchase price of \$10,650,000, pursuant to the terms of the Purchase Agreement, and Related Disclosures attached as Ex. 1 to the Declaration of Don Kojima filed in support of the Sale Motion. Contingencies under the Purchase Agreement have been satisfied/waived except the financing contingency, which is to be satisfied/waived by March 28, 2022.

Proposed sale price: \$ 10,650,000.00

Overbid procedure (if any):

None.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

April 13, 2022 at 10:00 a.m. - Courtroom 5B located at 411 West Fourth Street, Santa Ana, California 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Richard H. Golubow, Esq.
Winthrop Golubow Hollander, LLP
1301 Dove Street, Suite 500
Newport Beach, CA 92660
Phone: (949) 720-4100
Email: rgolubow@wghlawyers.com

Date: 03/23/2022

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 03/23/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 03/23/2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 03/23/2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

03/23/2022
Date

Silvia Villegas
Printed Name

/s/ Silvia Villegas
Signature

NEF SERVICE LIST

- **Ryan A Baggs** rabaggs@michaelbest.com,
llbergmann@michaelbest.com;courtmail@michaelbest.com
- **Ronald K Brown** ron@rkbrownlaw.com
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- **Austin P Nagel** edward.yoo@bonialpc.com,
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- **Queenie K Ng** queenie.k.ng@usdoj.gov
- **Ryan D O'Dea** rodea@shulmanbastian.com, lgauthier@shulmanbastian.com
- **Sarah M St John** sstjohn@shulmanbastian.com,
avernon@shulmanbastian.com
- **John Tamburo** john.tamburo@wellsfargo.com
- **United States Trustee (SA)** ustpregion16.sa.ecf@usdoj.gov
- **Katie Irene Wolff** katie.wolff@bofa.com
- **Jennifer C Wong** bknotice@mccarthyholthus.com,
jwong@ecf.courtdrive.com
- **Roye Zur** rzur@elkinskalt.com,
cavila@elkinskalt.com;myuen@elkinskalt.com

1	United States Trustee	River Rock, LLC	
2	411 West Fourth Street	c/o Ms. Silvia Leon	Don & Susan Kojima
3	Suite 7160	Berkshire Hathaway Home Services	7 Shoreridge
4	Santa Ana, CA 92701	California Properties	Newport Coast, CA 92657
5		30221 Golden Lantern Ste A-B	
6		Laguna Niguel, CA 92677	
7		Chase Miles Kaufman	
8	Santa Ana Division	Michael Garrison	Wells Fargo Bank, N.A.
9	411 West Fourth Street, Suite 2030,	Zachary Powers	MAC F2302-04C
10	Santa Ana, CA 92701-4500	c/o Alon HaCohen, Esq.	1 Home Campus
11		TQM Law Corporation	Des Moines, IA 50328
12		1801 Century Park E Suite 2400	Attention: Payment Processing
13		Los Angeles, CA 90067	
14	Wells Fargo Bank, N.A.	<u>Secured</u>	<u>Secured</u>
15	MAC N9286-01Y	Wells Fargo Home Mortgage	Cordell Meredith
16	PO Box 1629	Payments	2442 Ladoga Ave.
17	Minneapolis, MN 55440-9790	PO Box 51120	Long Beach, CA 90815
18		Los Angeles, CA 90051	
19	Aetna		
20	c/o SilverScript Insurance Company	American Express	Anthem Blue Cross
21	PO Box 504849	PO Box 0001	PO Box 659816
22	Saint Louis, MO 63150-4849	Los Angeles, CA 90096-8000	San Antonio, TX 78265
23			
24	Anthem Blue Cross	AT&T	Bank of America
25	PO Box 54587	PO Box 537104	Tampa Mail Services
26	Los Angeles, CA 90054-0587	Atlanta, GA 30353	PO Box 31785
27			Tampa, FL 33631-3785
28			
29	C&H Custom Security Systems, Inc.	Capital One	Chase Bank
30	2201 E. Willow Street, D-331	PO Box 60599	Cardmember Service
31	Signal Hill, CA 90755	City of Industry, CA 91716-0599	PO Box 6294
32			Carol Stream, IL 60197-6294
33			
34	Deepools	Employment Dev. Dept.	Franchise Tax Board Bankruptcy Sect
35	25885 Trabuco Rd Unit 152	Bankruptcy Group MIC 92E	MS: A-340
36	Lake Forest, CA 92630	PO Box 826880	P. O. Box 2952
37		Sacramento, CA 94280-0001	Sacramento, CA 95812-2952
38			
39	Internal Revenue Service	Irvine Ranch Water District	Irvine Ranch Water District
40	PO Box 7346	15600 Sand Canyon Ave.	PO Box 51403
41	Philadelphia, PA 19101-7346	Irvine, CA 92618	Los Angeles, CA 90051-5703
42			
43	Katherine J. Meredith	Kaufman Steinberg, LLP	Kevin E. Robinson, Esq.
44	c/o S.B.S. Trust Deed Network	Stephen J. Kaufman, Esq.	Law Office of Kevin E. Robinson
45	31194 La Baya Drive #106	2020 Main Street, Suite 345	970 West 17th Street Suite D
46	Westlake Village, CA 91362	Irvine, CA 92614	Santa Ana, CA 92706

1	American Express National Bank	MK Consultants, Inc.	Cox
2	c/o Becket and Lee LLP	One West Deer Valley Suite 103	PO Box 1259
3	PO Box 3001	Phoenix, AZ 85027	Dept 102280
4	Malvern PA 19355-0701		Oaks, PA 19456
5	Pelican Crest II Community	Newport Coast Community Assoc	Newport Coast Community Assoc
6	c/o FirstService Residential Cali	c/o FirstService Residential	c/o FirstService Residential Calif
7	PO Box 62053	15241 Laguna Canyon Road	PO Box 62053
8	Newark, NJ 07101-8060	Irvine, CA 92618	Newark, NJ 07101-8060
9	Pelican Crest II Community	SoCalGas	Southern California Edison
10	c/o FirstService Residential	PO Box C	Attn: Legal Dept.
11	15241 Laguna Canyon Road	Monterey Park, CA 91756-5111	PO Box 600
12	Irvine, CA 92618		Rosemead, CA 91771-0001
13	State Board of Equalization	State Board of Equalization	Total Lender Solutions, Inc.
14	Sp. Operations, Bkcy Team, MIC: 74	Acct. Information Group, MIC: 29	PO Box 910739
15	PO Box 942879	PO Box 942879	San Diego, CA 92191-0739
16	Sacramento, CA 94279-0074		
17	Total Lender Solutions, Inc.	U.S. Securities and Exchange	Bank of America
18	10505 Sorrento Valley Rd.	Commission	Tampa Mail Services
19	Suite 125	Attn: Bankruptcy Counsel	PO Box 31785
20	San Diego, CA 92121	444 South Flower Street, Suite 900	Tampa, FL 33631-3785
21		Los Angeles, CA 90071-9591	
22	Cory Meredith	JPMorgan Chase Bank N A	TOYOTA MOTOR CREDIT CORPORATION
23	2442 Ladoga Ave	Bankruptcy Mail Intake Team	PO BOX 8026
24	Long Beach, CA 90815	700 Kansas Lane Floor 01	CEDAR RAPIDS IA 52408-8026
25		Monroe, LA 71203-4774	
26	National Bankruptcy Services.com	Cameron Ranch Associates, LLC	Bonial & Associates, P.C.
27	14841 Dallas Parkway, Suite 300	7 Shoreridge	Attn: Ryan Forrest
28	Dallas, TX 75254-7883	Newport Coast, CA 92657-1812	Auth Agent for Toyota Motor Credit
			PO Box 9013
			Addison, TX 75001-9013
	Macy's	DSNB Macy s	Longo Lexus
	PO Box 790040	Citibank	3530 North Peck Road
	Saint Louis, MO 63179-0040	1000 Technology Drive MS 777	E1 Monte, CA 91731-3538
		O Fallon, MO 63368-2222	
	Vincent E. Lazar, Esq.	Michael McNamara	Michael P. McNamara, Esq.
	Jenner & Block LLP	Jenner & Block LLP	Jenner & Block LLP
	353 N. Clark St.	515 S. Flower Street, Suite 3300	633 W 5th St Ste 360
	Chicago, IL 60654	Los Angeles, CA 90071-2246	Los Angeles, CA 90071

<p>1 Kojima Development Company, 2 7 Shoreridge 3 Newport Coast, CA 92657-1812</p>	<p>Kevin E. Robinson, Esq. Law Office of Kevin E. Robinson 970 West 17th Street Suite D Santa Ana, CA 92706</p>	<p>JPMorgan Chase Bank, N.A. s/b/m/t Chase Bank USA, N.A. c/o Robertson, Anschutz & Schneid, P.L. 6409 Congress Avenue, Suite 100 Boca Raton, FL 33487-2853</p>
<p>4 <u>NEF Service List [22]</u> Attorney for Creditor, Katherine Meredith Ronald K. Brown, Esq. 5 Law Offices of Ronald K. Brown, Jr., APC 901 Dove Street, Suite 120 6 Newport Beach, CA 92660</p>	<p><u>NEF Service List</u> Cory Meredith c/o Shulman Bastian Friedman & Bui LLP Attn: Ryan D. O'Dea, Esq. Leonard M. Shulman, Esq. Sarah M. St. John, Esq. 100 Spectrum Center Drive, Suite 600 Irvine, CA 92618-4969</p>	<p><u>NEF Service List [12, 13]</u> The Bank Of New York Mellon fka The Bank Of Wells Fargo Bank, N.A. JaVonne M. Phillips, Esq. Jennifer C. Wong, Esq. Nancy Lee, Esq. c/o McCarthy & Holthus, LLP 2763 Camino Del Rio South, Suite 100 San Diego, CA 92108-3708</p>
<p>7 <u>NEF SERVICE LIST [22]</u> Katherine Meredith c/o Ronald K. Brown, Jr 8 Law Offices of Ronald K. Brown, JR., APC 901 Dove Street, Suite 120 9 Newport Beach, California 92660-3018</p>	<p><u>NEF Service List [18]</u> Chase Kaufman, Michael Garrison, Zach Powers c/o Michael I. Gottfried, Esq. Royce Zur, Esq. Elkins Kalt Weintraub Reuben Gartside LLP 10345 W. Olympic Blvd. Los Angeles, CA 90064</p>	<p><u>NEF Request [146]</u> Richard G. Heston, Esq. Heston & Heston 19700 Fairchild Road Suite 280 Irvine, CA 92612-2528</p>
<p>10 Chase Miles Kaufman Michael Garrison Zachary Powers c/o Michael W. Parks, Esq. 11 Schimmel & Parks, APC 15303 Ventura Blvd Suite 650 Sherman Oaks, CA 91403 12 Sub of Atty - 9/10/2021</p>	<p><u>Secured</u> Cordell Meredith 6552 Horseshoe Lane Huntington Beach, CA 92648 Rtd Mail 7/2021 UTF See New Add</p>	<p>Wells Fargo Bank, N.A. Default Document Processing MAC# N9286-01Y 1000 Blue Gentian Road Eagan, MN 55121-7700 Rtd Mail 11/2021 UTF</p>
<p>13 Nishimuta Landscape 14 3079 Platte Drive Costa Mesa, CA 92626 15 Rtd Mail 9/2021 UTF</p>		